

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2021 Second Round

October 20, 2021

Jordan Downs Area H2A, located at 2299 East 99th Place in Los Angeles, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits to finance the new construction of 61 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by BRIDGE Housing Corporation and will be located in Senate District 35 and Assembly District 64.

Jordan Downs Area H2A will be receiving rental assistance in the form of HUD Section 8 Project-based

Project Number CA-21-176

Project Name Jordan Downs Area H2A
Site Address: 2299 E. 99th Place
Los Angeles, CA 90002 County: Los Angeles
Census Tract: 2421.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

Applicant Information

Applicant: Jordan Downs 3, LP
Contact: Van Scott
Address: 600 California St., Suite 900
San Francisco, CA 94108
Phone: 310-422-2561
Email: vscott@bridgehousing.com

General Partner(s) / Principal Owner(s): JD Housing 3, LLC
General Partner Type: Nonprofit
Parent Company(ies): BRIDGE Housing Corporation
Developer: BRIDGE Housing Corporation
Investor/Consultant: BRIDGE Housing Corporation
Management Agent(s): John Stewart Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 76
No. & % of Tax Credit Units: 61 81%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based vouchers (54 units - 88.53%)

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: City of Los Angeles
TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
At or Below 30% AMI: 10	16%
At or Below 40% AMI: 14	24%
At or Below 50% AMI: 21	34%
At or Below 60% AMI: 16	26%

Unit Mix

20 1-Bedroom Units
27 2-Bedroom Units
27 3-Bedroom Units
2 4-Bedroom Units
76 Total Units

Unit Type & Number	2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	30%	\$665
3 2 Bedrooms	30%	\$798
3 3 Bedrooms	30%	\$922
1 4 Bedrooms	30%	\$1,029
7 1 Bedroom	40%	\$886
7 2 Bedrooms	40%	\$1,064
6 1 Bedroom	50%	\$1,108
10 2 Bedrooms	50%	\$1,330
4 3 Bedrooms	50%	\$1,536
1 4 Bedrooms	50%	\$1,715
1 1 Bedroom	60%	\$730
2 2 Bedrooms	60%	\$945
6 3 Bedrooms	60%	\$1,264
2 1 Bedroom	60%	\$1,330
4 3 Bedrooms	60%	\$1,843
1 2 Bedrooms	60%	\$1,596
1 2 Bedrooms	Manager's Unit	\$0
1 1 Bedroom	Market Rate Unit	\$1,223
3 2 Bedrooms	Market Rate Unit	\$4,392
10 3 Bedrooms	Market Rate Unit	\$16,910

Project Cost Summary at Application

Land and Acquisition	\$3,315,301
Construction Costs	\$30,853,806
Rehabilitation Costs	\$0
Construction Contingency	\$1,869,714
Relocation	\$0
Architectural/Engineering	\$982,875
Const. Interest, Perm. Financing	\$2,589,781
Legal Fees	\$446,256
Reserves	\$680,372
Other Costs	\$3,804,595
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$46,742,700

Residential

Construction Cost Per Square Foot:	\$356
Per Unit Cost:	\$615,036
True Cash Per Unit Cost*:	\$615,036

Construction Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo - Construction Loan	\$31,669,488
Choice Neighborhood Initiative	\$6,074,100
HACLA Ground Lease	\$3,190,000
HACLA Gap Loan	\$1,500,000
Cost Deferred Until Conversion	\$2,222,511
Tax Credit Equity	\$2,086,601

Permanent Financing

<u>Source</u>	<u>Amount</u>
CCRC - Perm Loan - Tranche A	\$3,656,000
CCRC - Perm Loan - Tranche B	\$9,536,000
HACLA Ground Lease	\$3,190,000
HACLA Gap Loan	\$1,500,000
Choice Neighborhood Initiative	\$6,074,100
Tax Credit Equity	\$22,786,600
TOTAL	\$46,742,700

*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$26,607,670
130% High Cost Adjustment:	Yes
Applicable Fraction:	81.00%
Qualified Basis:	\$28,017,877
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	BRIDGE Housing Corporation
Federal Tax Credit Factor:	\$0.91146

The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

Initial:	Letter of Support
First:	Large Family
Final:	58.912%

Significant Information / Additional Conditions

The project has a cost of \$615,036 per unit. This can be attributed to the requirement of prevailing wages, per the requirements of the Housing Authority of the City of Los Angeles and the Davis-Bacon Act.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a performance deposit and allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(5) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of a public high school	3	3	3
Within 1 mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Revitalization Area Project	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.